

28 Loveridge Road - London NW6 2DT

1035/MB/AP1/LHS - 30th June 2014

LIFETIME HOMES STATEMENT

This Statement is issued with the planning application (reference 1035/AP1) for conversion of the single-family house to three self-contained flats, and is based upon Lifetime Home (LTD) Revised Criteria - July 2010 version.

Criterion 1 Parking (width or widening capability)

This does not apply to a conversion of this type. Currently the kerbside parking space outside No 28 is a dedicated 'blue badge' bay, and this could be provided as appropriate by Camden at a future date.

Criterion 2 Approach to dwelling from parking (distance, gradients and widths)

This has limited application to a conversion of this type - but there will be level access to the front door which is an improvement on the present situation.

Criterion 3 Approach to all entrances

There will be level access to the main front door, and Flat 1 entrance and garden doors, which is an improvement on the present situation.

Criterion 4 Entrances

As for Criterion 3 - door widths for main front door and Flat 1 will comply including illumination, level access, 800mm opening widths and nibs, weather protection (does not apply to garden door), and level external approach/landing.

Criterion 5 Communal stairs and lifts

This does not apply to a small conversion of this type, as installation of wider and shallower communal staircase flights, alternatively a Part M compliant lift - is not practical to provide access for Flats 2 and 3. The present situation is not worsened by the conversion - in fact access to the ground floor Flat 1 is improved.

Criterion 6 Internal doorways and hallways

The ground floor common parts and Flat 1 are generally compliant in relation to limitations imposed by the present building. As for Criterion 5, the present situation is not worsened by the conversion - in fact access to the ground floor Flat 1 is improved.

Criterion 7 Circulation Space

The ground floor common parts and Flat 1 are generally compliant in relation to limitations imposed by the present building - wheelchair turning circles and door widths are shown on the application drawings.

Criterion 8 Entrance level living space

This is provided for Flat 1, with the living-room/kitchen and study at the same level as the flat front door.

Criterion 9 Provision for entrance level bed-space

This is provided for Flat 1, with the study at the same level as the flat front door and the bathroom.

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Criterion 10 Entrance level WC and shower drainage

This is provided for Flat 1, with the bathroom at the same level as the flat front door and the living-room - and the bathroom adaptable for level-access shower and WC approach zone.

Criterion 11 WC and bathroom walls

This is provided for Flat 1, in relation to fixings and support for future adaptations such as grab rails.

Criterion 12 Stairs and potential through-floor lift in dwellings

This does not apply to single-storey Flats 1 and 2. For Flat 3 which has two floors, it is not practical to provide compliance internally, particularly in relation to limitations imposed by the main existing common parts staircase.

Criterion 13 Potential for fitting of hoists and bedroom / bathroom relationship

This is complied with in Flat 1 for the route between study and bathroom.

Criterion 14 Bathrooms

The Flat 1 bathroom is compliant, including provision for future adaptation.

Criterion 15 Glazing and window handle heights

For Flat 1, the existing low level bay window cills and top-hung sash windows generally comply with this standard.

Criterion 16 Location of service controls

This is complied with in Flat 1 within the 450mm to 1200mm height band from the floor and 300mm away from corners.

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